

IN RE: PETITION FOR VARIANCE
SE/S Harford Road, 500' W of
the c/l of Summit Avenue
(9833 Harford Road)
11th Election District
6th Councilmanic District
Christus Victor Lutheran Church
Petitioner

- BEFORE THE
- ZONING COMMISSIONER
- OF BALTIMORE COUNTY
- Case No. 94-218-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance filed by the owner of the subject property, Christus Victor Lutheran Church, by Sally A. Everhart, President. The Petitioner seeks relief from Section 1801.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a non-residential principal building front setback of 25 feet in lieu of the minimum required 40 feet for a proposed addition in accordance with Petitioner's Exhibit 1.

Appearing on behalf of the Petitioner were Sally A. Everhart, President, and Kenneth H. Homer. Also appearing on behalf of the Petition was Geoffrey C. Schultz, Professional Engineer with McKee & Associates, Inc. There were no Protestants.

Testimony indicated that the subject property, known as 9833 Harford Road, consists of a gross area of 2.69 acres, more or less, zoned D.R. 5.5 and is the site of the Christus Victor Lutheran Church. The Petitioner is desirous of expanding the existing building, which has existed on the property since 1962, to provide a new sanctuary for its growing membership. Ms. Sally Everhart testified that the existing building can only seat a maximum of 80 persons whereas the proposed expansion will provide seating for up to 200 parishioners. Due to the unusual shape of the lot and the location of existing improvements thereon, the requested

variance is necessary in order to proceed as proposed. Further testimony revealed that the requested variance will permit the front of the Church to maintain its present orientation to the south which affords the best natural lighting for the stained glass window panels throughout the existing and proposed Church building.

It should be noted that the Developers Engineering Section of the Department of Public Works advised this Office in its comments dated December 13, 1993 that this site is subject to compliance with State Highway Administration road widening and entrance standards. Testimony and evidence presented at the hearing indicated that the Petitioner has resolved this issue and that the required distance to the ultimate right-of-way line after dedication of the 35-foot setback mandated by the State will be maintained.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Choptapeake Beach, 22 Md. App. 28 (1974).

- 2 -

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of January, 1994 that the Petition for Variance seeking relief from Section 1801.2.C.1 of the B.C.Z.R. to permit a non-residential principal building front setback of 25 feet in lieu of the minimum required 40 feet for a proposed addition in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bja

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

January 7, 1994

(410) 887-4386

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

Ms. Sally A. Everhart
c/o Christus Victor Lutheran Church
9833 Harford Road
Baltimore, Maryland 21234

RE: PETITION FOR VARIANCE
SE/S Harford Road, 500' W of the c/l of Summit Avenue
(9833 Harford Road)
11th Election District - 6th Councilmanic District
Christus Victor Lutheran Church - Petitioner
Case No. 94-218-A

Dear Ms. Everhart:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bja

cc: Mr. Geoffrey C. Schultz
McKee & Associates, Inc., 5 Shawan Road, Hunt Valley, Md. 21030
People's Counsel; File

Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 9833 Harford Road
which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.C.1 (DR-5.5) to permit a non-residential principal building front setback of 25 feet in a DR-5.5 zone in lieu of the minimum required 40 feet.

of the Zoning Regulations of Baltimore County, for the following reasons (indicate hardship or practical difficulty). The church is proposing a new sanctuary to meet their growing needs, however, given the location of the existing building and parking lot, the addition cannot be reasonably positioned on the property without receiving the requested variances.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Owner

Legal Owner(s)

Sally A. Everhart, President

Type of Petitioner

Sally A. Everhart

Signature

Type of Petitioner

Address

Christus Victor Lutheran Church
9833 Harford Road 688-8089

City

Baltimore, Maryland 21234

Name, Address and phone number of representative or contractor

McKee & Associates, Inc. 527-1555

Address

5 Shawan Road, Hunt Valley, MD 21030

City

Hunt Valley, Maryland

Address

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City

Hunt Valley, Maryland

MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

Fax: (410) 527-1563

November 22, 1993

ZONING DESCRIPTION
9833 HARFORD ROAD
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point in the centerline of Harford Road (70 feet wide) at the distance of 500 feet more or less west of the centerline of Summit Avenue (40 feet wide); thence running along Harford Road South 29° 21' 22" West 200.05 feet to a point; thence leaving said road and running the five following courses and distances: South 60° 47' 38" East 610.86 feet, North 34° 30' 31" East 128.53 feet, North 38° 46' 37" West 214.11 feet, South 51° 13' 23" West 10.03 feet, and North 60° 38' 38" West 419.96 feet to the place of beginning as recorded in deed Liber 3362, folio 498. Containing 2.691 acres of land, more or less.

Being known as 9833 Harford Road and located in the 11th Election District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 12/14/93
Posted for: Christus Victor Lutheran Church
Petitioner: Sally A. Everhart
Location of property: 9833 Harford Rd, SE/S Harford Rd, 500' W of Summit Ave
Location of Sign: Along road & W of property, being zoned
Remarks: _____
Posted by: McKee & Associates, Inc. Date of return: 12/14/93
Number of Signs: 4

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12/9, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/9, 1993

THE JEFFERSONIAN,
A. HENRIKSEN
LEGAL AD. - TOWSON



Baltimore County
Zoning Administration &
Development Management
141 West Linn Avenue
Towson, Maryland 21204

receipt

Account: R-001-6190

Number: 218

Date: NOV. 23, 1993

#9833 HARFORD RD.

020 - VARIANCE - \$250.00

050 - POSTING - \$35.00

TOTAL - \$285.00

Please Make Check Payable To: Baltimore County

Cashier Validation



111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 218

Petitioner: Sally A. Everhart, President

Location: 4833 Harford Rd., Towson, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

NAME: McKee & Associates, Inc.

ADDRESS: 5200 Union Road

West Valley MD 21030

PHONE NUMBER: (410) 527-1555

Wjggs

(Revised 04/09/93)

Item Number: 218
Planner: RT
Date Filed: 11-23-93

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or the Zoning Commissioner's review of the petition regarding the items noted below. If decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

The following information is missing:

- Descriptions, including accurate beginning point
- Actual address of property
- Zoning
- Acreage
- Plate (need 12, only 1 submitted)
- 200 scale zoning map with property outlined
- Election district
- Councilmanic district
- BCZR section information and/or wording
- Hardship/practical difficulty information
- Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address
- Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
- Power of attorney or authorization for person signing for legal owner and/or contract purchaser
- Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- Notary Public's section is incomplete and/or incorrect and/or commission has expired

WHO IS LEGAL OWNER? SALLY EVERHART IS PRESIDENT OF WHAT?

PET-FLAG (TXTSOPH)
11/17/93

TO: DUPONT PUBLISHING COMPANY
December 9, 1993 Issue - Jeffersonian

Please forward billing to:
McKee & Associates, Inc.
5 Shawan Road
West Valley, Maryland 21030
410-527-1555

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-218-A (Item 218)
9833 Harford Road
SE/S Harford Road, 500' +/- W of c/l Summit Avenue
11th Election District - 6th Councilmanic
Petitioner(s): Sally A. Everhart
HEARING: WEDNESDAY, DECEMBER 29, 1993 at 10:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit a non-residential principal building front setback of 25 feet in lieu of the minimum required 40 feet.

LAURENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

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ARNOLD JABLON, DIRECTOR

cc: Sally Everhart/Christus Victor Lutheran Church
McKee & Associates, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 106, 111 W. CHESAPEAKE AVENUE IN THE HEARING CASE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Recycled Ink on Recycled Paper



111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

December 20, 1993

Ms. Sally A. Everhart, President
Christus Victor Lutheran Church
9833 Harford Road
Baltimore, Maryland 21234

RE: Case No. 94-218-A, Item No. 218
Petitioner: Christus Victor Lutheran Church
Petition for Variance

Dear Ms. Everhart:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on November 23, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DA's: December 13, 1993
Zoning Administration and Development Management

FROM: Robert W. Bowling, Senior Engineer
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for December 13, 1993
Item No. 218

The Developers Engineering Section has reviewed the subject zoning item. This site is subject to State Highway Administration road widening and entrance standards. The existing fire hydrant must be relocated beyond the proposed curb line. See our previous comments for the Limited Exemption Plan regarding the highway requirements and the landscape requirements.

RWB:s



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

11-30-93

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 219 (RT)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small

for DAVID N. RAMSEY, ACTING CHIEF
John Constable, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: December 6, 1993

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 211, 214, 218 and 220.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Cheryl Lerner

PK/JL:lw

ZAC.214/PZONE/ZAC1

Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204
DECEMBER 6, 1993 (410) 887-3610

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

ZONING AGENCIES: MEETING OF DECEMBER 6, 1993

Property Owner: Sally A. Everhart
Location: #9833 Harford Road
Item No.: #218 (RT)

Comment: The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Michael Annen & Barbara Annen and John N. Annen
Location: #17527 Ticker Road
Item No.: #219 (RT)

Comment: The Fire Prevention Bureau has no comments at this time.

Property Owner: Mark A. Guelta & Joan K. Guelta
Location: #5832 Stevens Road
Item No.: #220 (DCM)

Comment: the Fire Prevention Bureau has no comments at this time.

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments are applicable and required to be corrected or incorporated into the final plans for the property.

Reviewer: [Signature]
Fire Prevention Bureau
Lieutenant Robert Sauerwald 887-4880

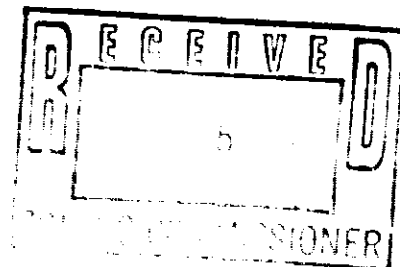
BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: December 6, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee



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Prepared by: [Signature]
Division Chief: [Signature]

PK/JL:lw

PLEASE PRINT CLEARLY

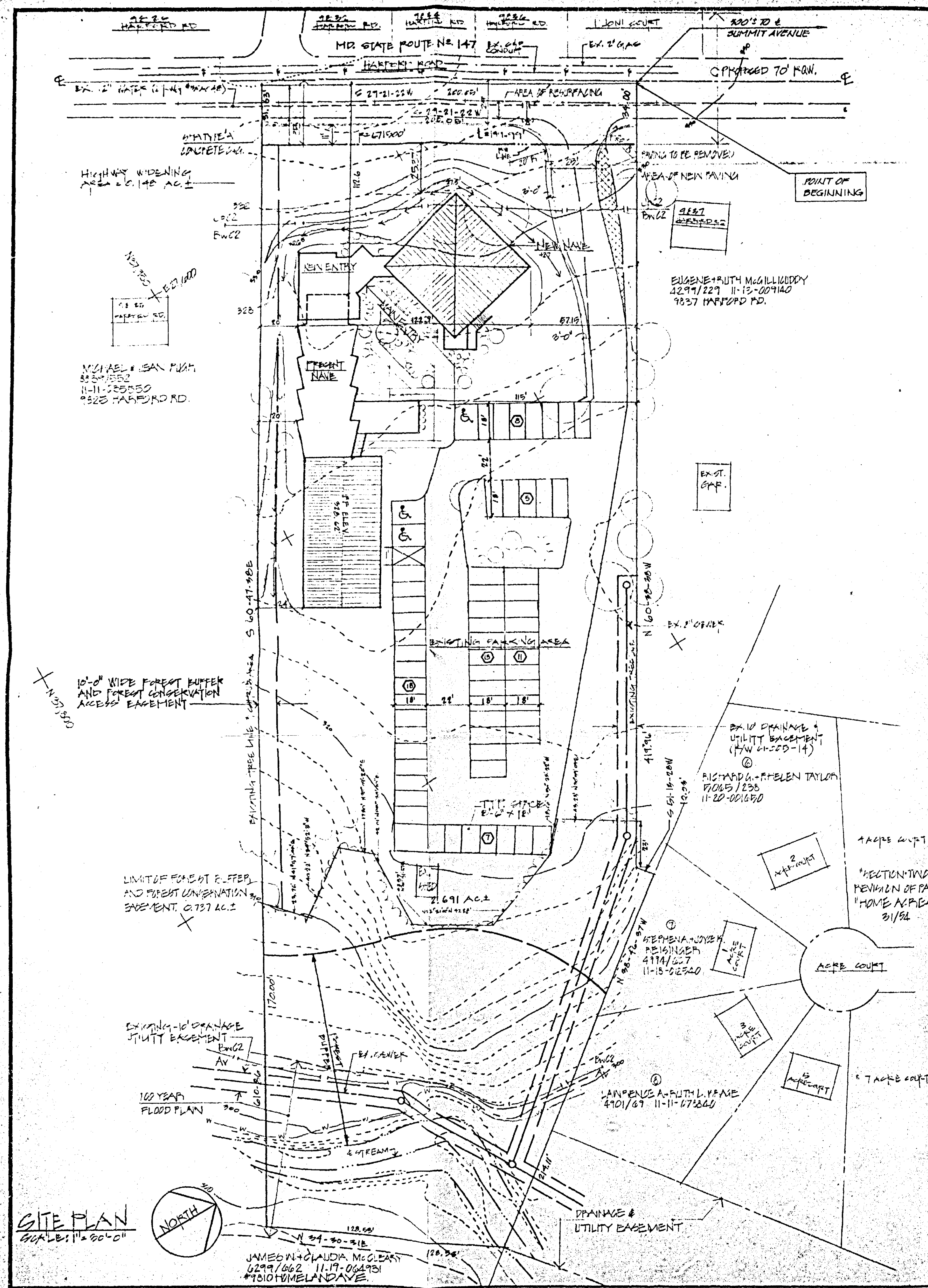
PETITIONER(S) SIGN-IN SHEET

NAME
Geoffrey C. Scholtz
Kenneth H. Homer
Sally A. Everhart

ADDRESS
5 Shawan Road
9833 Harford Rd
9833 Harford Rd.

ZAC-214/PZONE/ZAC1





GENERAL NOTES

- Project No. X1-685(930142)
- Councilmanic District: 6
- Census Tract: 4114-04
- Watershed: 4
- Subwatershed: 26
- Regional Planning District: 3174
- Deed Reference: 3362/495
- Tax Map 71, Grid 10
- Account Number: 11-03-024162
- Existing topography shown hereon has been field run.
- To the best of our knowledge, there are no hazardous materials, existing wells or septic, endangered species habitat, historical areas, critical areas, or archeological sites on this property.
- This site is served by public water and sewer.
- There are no previous zoning hearings for this site.
- This site is not subject to any Residential Transition Area requirements.
- A waiver to the storm water management regulations has been applied for.
- Water quality management will be provided for the addition via roof drain drywells.
- Open space is not required for this site.
- Prior to the issuance of a building permit, a landscape plan will be reviewed and approved by Baltimore County for this proposal.
- There shall be no clearing, grading, construction or disturbance of vegetation within the Forest buffer and Forest Conservation Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
- Any Forest Buffer and Forest Conservation Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which may restrict disturbance and use of these areas.
- Soils shown hereon have been taken from Baltimore County Soil Survey Map Book No. 36.
- Soil Types and Limitations:

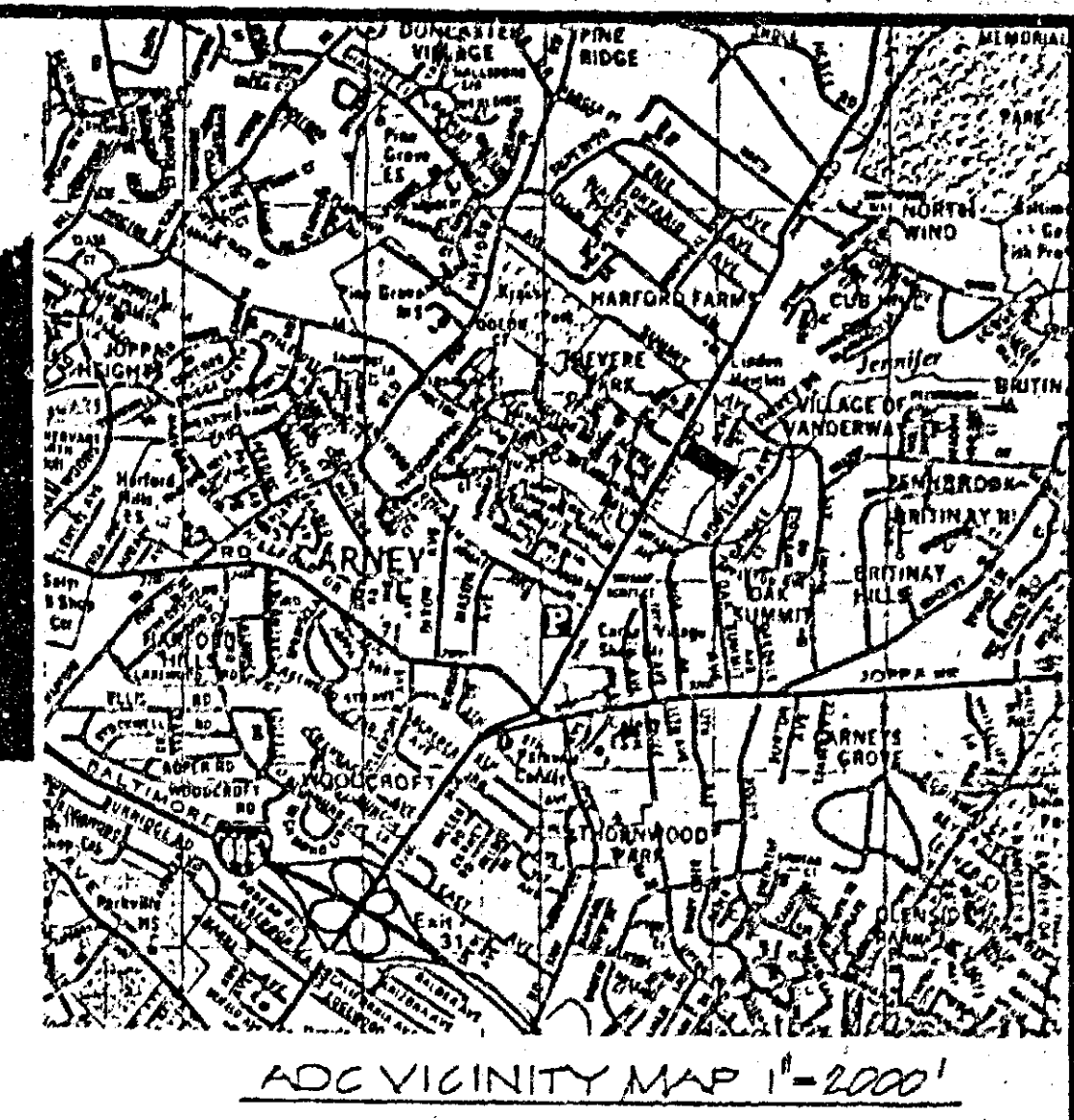
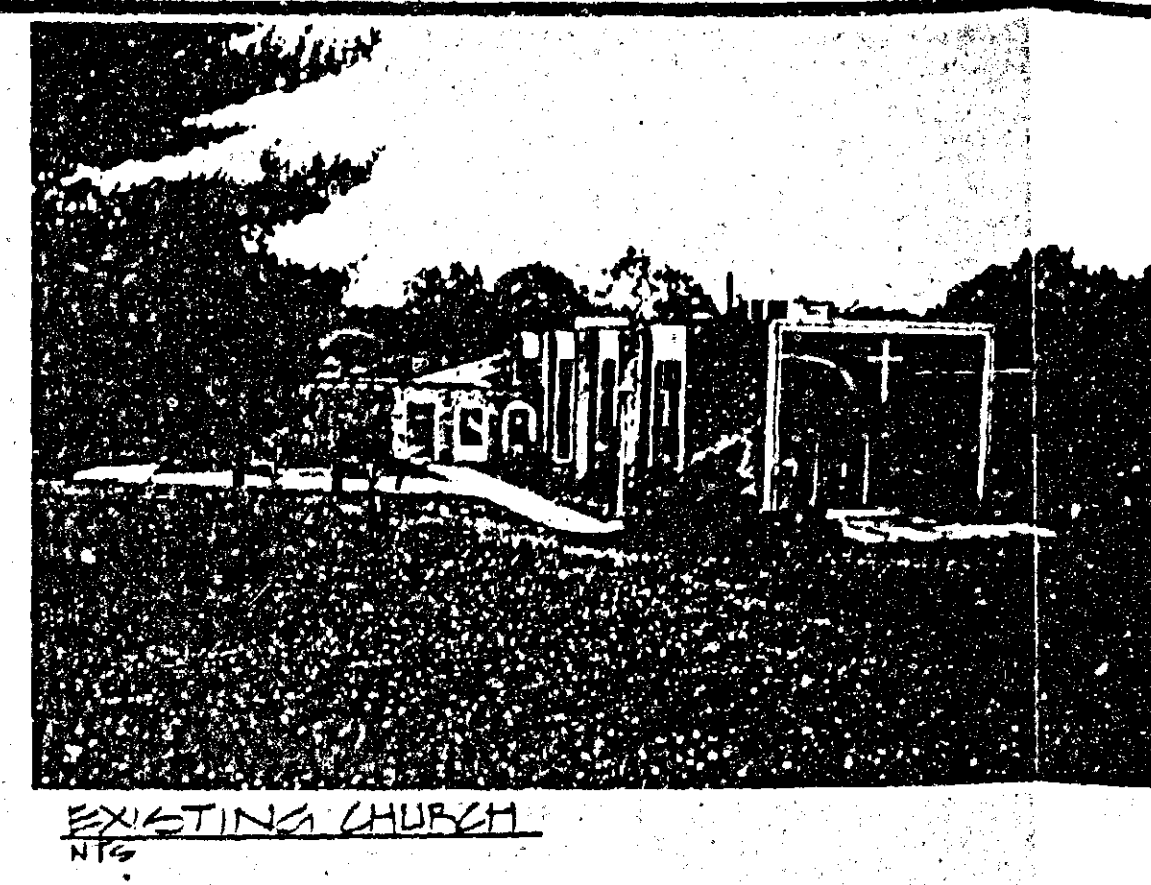
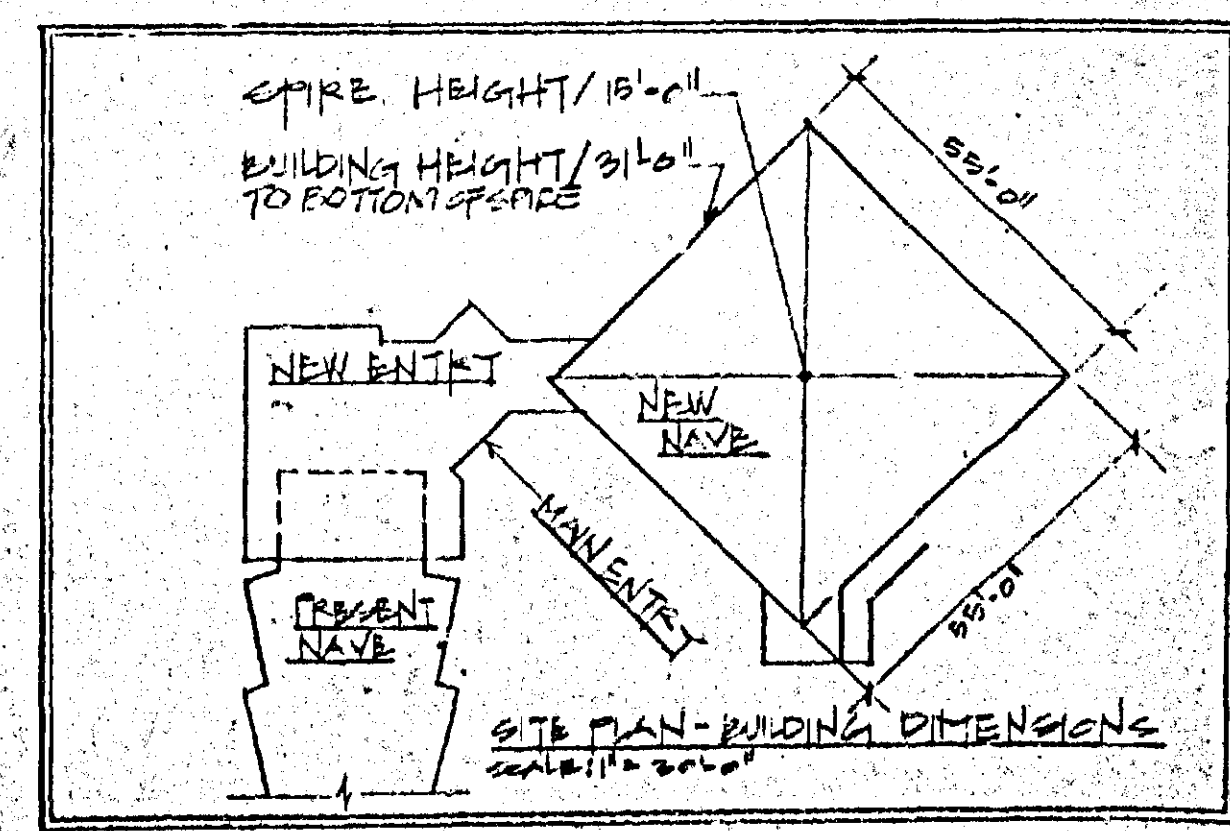
Type	Ridge, v/Barrens	Parking Areas
JpC2	Slight	Severe: slope
BwC2	Moderate: slope	Severe: slope
Av	Severe: high water table flooding hazard	Severe: HWT FH

- Total disturbed area of proposal: 18,000 S.F.
- Access to the forest buffer and forest conservation easement will be provided through the site from Harford Road along 10 foot access easement along southern property line.
- The existing underground fuel oil tank will be precision tested or removed under permit prior to issuance of a building permit.
- The existing church buildings were constructed in 1962.
- There are no delinquent accounts for any other development with respect to the applicant, a person with financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.

A.D.T. CALCULATION

31 ADT / 1000 S.F.

31 x 10,613 / 1000 = 329 ADT'S.



FOREST CONSERVATION TABULATION

1. Gross Area of Site:	2.69 Ac.
2. Area within 100 yr. Flood Plain:	0.28 Ac.
3. Net Tract Area:	2.41 Ac.
4. Afforestation Threshold:	15% = 0.36 Ac.
5. Conservation Threshold:	20% = 0.48 Ac.
6. Forest to be Cleared:	0.00 Ac. ±
7. Forest to Remain:	0.44 Ac. ±
8. Reforestation Required:	0.00 Ac. ±
9. Afforestation Required:	0.00 Ac. ±

ZONING TABULATION

1. Existing Use of Property:	Religious Worship
2. Proposed Use of Property:	Religious Worship
3. Existing Zoning of Site:	DR-5.5
4. Gross Area:	2.691 Ac. ±
5. Highway Widening Area:	0.148 Ac. ±
6. Net Area of Site:	2.543 Ac. ±
7. Floor Areas:	
	Existing: 6,613 SF
	Proposed: 4,000 SF
	Total: 10,613 SF
8. Floor Area Ratio:	10,613 SF / 2,691 Ac. = 0.09
9. No. of Seats in Sanctuary:	200
10. Parking Required:	200 seats ÷ 1 per 4 seats = 50 spaces
11. Parking Provided:	64 spaces

ZONING REQUEST

Requesting A Variance to Section 1801-2C.1 (DR-5.5) to Permit A Non-residential Principal Building Front Setback of 25 Feet in A DR-5.5 Zone in Lieu of the Minimum Required 40 Feet.

94-218-A

PETITIONER'S EXHIBIT
CHRISTUS VICTOR LUTHERAN CHURCH

PLANNING NO: 93014-Z
ELECTION DISTRICT: 11
CENSUS TRACT: 4114-04

ZADM: X1685
COUNCILMANIC DISTRICT: 6
BALTIMORE COUNTY, MD.
PLAN: 1"=30'

REVISIONS	
No.	Date

OWNER: CHRISTUS VICTOR LUTHERAN
9833 HARFORD ROAD
CARNEY, MD 21234

APPLICANT: _____

E.M. CANINO + ASSOCIATES
ARCHITECTS / PLANNERS

8811 Harford Road / Baltimore, Maryland 21234-4115 / FAX 410/781-4324

ZONING VARIANCE PLAT

CHRISTUS VICTOR LUTHERAN CHURCH

9833 HARFORD ROAD

BALTIMORE, MARYLAND 21234

Proj. No. 9308

Date 7/8/93

C100